



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

ADDRESS ALL CORRESPONDENCE TO:
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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

November 05, 2013

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

35 November 5, 2013

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

SET FOR HEARING: NOVEMBER 26, 2013

Dear Supervisors:

**PROPOSED ORDINANCES
2014 LOS ANGELES COUNTY
BUILDING, ELECTRICAL, PLUMBING, MECHANICAL,
RESIDENTIAL, AND GREEN BUILDING STANDARDS CODES
(ALL SUPERVISORIAL DISTRICTS)
(3 VOTES)**

SUBJECT

Proposed ordinances to adopt, update, and set forth provisions and regulations for the enforcement of Title 26 Los Angeles County Building Code, Title 27 Los Angeles County Electrical Code, Title 28 Los Angeles County Plumbing Code, Title 29 Los Angeles County Mechanical Code, Title 30 Los Angeles County Residential Code, and Title 31 Los Angeles County Green Building Standards Code as required by State law.

IT IS RECOMMENDED THAT THE BOARD:

Introduce, waive reading, and schedule a public hearing on November 26, 2013, regarding ordinances that adopt by reference the 2013 California Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards Codes, with amendments.

AFTER THE PUBLIC HEARING, IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed changes and modifications to building standards contained in the 2013 California Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards codes are reasonably necessary because of local climatic, geological, and/or topographical conditions, as detailed in the six respective ordinances.

2. Find that the proposed ordinances are exempt from the provisions of the California Environmental Quality Act pursuant to State Guidelines Section 15061(b)(3).
3. Approve the cost analysis and effectiveness study by the California Energy Commission regarding the proposed energy standards included in Title 31 Los Angeles County Green Building Standards Code and find that these proposed energy standards will require buildings to be designed to consume no more energy than permitted by the California Energy Code.
4. Approve the ordinances and establish their operative date as January 1, 2014.
5. Direct the County of Los Angeles Department of Public Works to file the adopted ordinances containing the Board of Supervisors' findings with the California Building Standards Commission and to file Title 31 Los Angeles County Green Building Standards Code with the California Energy Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The enclosed ordinances, when adopted, will update and set forth provisions and regulations for the enforcement of the Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards Codes within the unincorporated areas of the County of Los Angeles and the Contract Cities served by the County that elect to adopt the same ordinances by reference, as required by State law.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1), Fiscal Sustainability (Goal 2), and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The adoption of the County's building codes provides minimum construction and property maintenance standards that promote the health and welfare of the general public throughout the unincorporated area of the County. By incorporating the most up-to-date building and safety standards, the County will be able to ensure that its Strategic Goals are fully addressed.

FISCAL IMPACT/FINANCING

There will be minimal impact on expenditures for Public Works for training its personnel. All associated costs including these training costs and the printing of the new codes are funded from construction-related plan review and permit revenues from Fiscal Year 2013-14.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The State recently adopted the 2013 Edition of the California Building Standards Code, which includes the 2013 California Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards Codes.

The California Health and Safety Code requires that the County adopt ordinances that impose the same building standards as are contained in the 2013 California Building Standards Code, with the exception that the County may make amendments to these building standards that are more restrictive and that are reasonably necessary because of local climatic, geological, and/or topographical conditions.

The enclosed ordinances incorporate, by reference, the building standards contained in the 2013 California Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards Codes together with critical and necessary County amendments. In accordance with Sections 17958.5 and 17958.7 of the Health and Safety Code, the Board must determine and expressly find that the amendments to the State standards are needed because of local climatic, geological, and/or topographical conditions.

The applicable finding(s) for each proposed amendment to the State's building standards are clearly delineated in a chart which is set forth in each of the proposed ordinances. The ordinances also contain various administrative changes that do not require special local findings. The last County update to the State Building Standards Code was approved by the Board on December 23, 2010.

In its continued efforts to provide consistency within the Los Angeles Basin and to provide the public with locally applicable and efficient codes, Public Works has, again, joined efforts with a majority of the cities within the County to undergo thorough examination of previous and proposed amendments to the building standards published by the State. Many of the proposed local amendments to the State Codes are based on the model language generated by the International Code Council Los Angeles Basin Chapter (ICC-LABC) which has the support of many local jurisdictions. These local jurisdiction amendments are structured to be consistent with the 2013 State Code provisions. The goal of these multijurisdictional groups is to minimize differences in Code language and interpretation within the region, thereby assisting the local construction industry by unifying and streamlining the permitting process.

Section 25402.1 of the Public Resources Code requires that your Board find that the County's proposed energy standards are cost effective and require buildings to be designed to consume no more energy than permitted by the California Energy Code. Title 31 of the Los Angeles County Green Building Standards Code mandates cool roof requirements for certain buildings which are the same as the cool roof prescriptive requirements contained in the 2013 California Energy Code. These cool roof prescriptive requirements have been shown to be cost-effective through the enclosed California Energy Commission's Nonresidential Cool Roofs CASE Report for the 2013 Building Energy Efficiency Standards. The CASE Report contains supporting analysis of energy savings and a basis for cost effectiveness for the proposed energy standards in Title 31.

Health and Safety Code Section 17958 and 18941.5 require that all amendments, together with the unamended portions of the California Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards Codes, become effective 180 days after the publication of the California Building Standards Code. The State has established that date to be January 1, 2014. Accordingly, it is recommended that the Board establish the operative date of the amendments, together with the unamended portions of the California Building Standards Code, to be January 1, 2014. The proposed amendments will then become operative when the Board's findings are filed with the State of California Building Standards Commission.

In accordance with the requirements of Government Code Section 50022.3, the Board must schedule a public hearing after the first reading of the title of the adopting ordinances. Notice of the hearing is required to be published pursuant to Government Code 6066. A copy of the California Building, Electrical, Plumbing, Mechanical, Residential, and Green Building Standards Codes must be on file with the Executive Office at least 15 days preceding the hearing and made available for public inspection.

A sample notice is submitted herewith.

ENVIRONMENTAL DOCUMENTATION

Adoption of these ordinances is exempt from the California Environmental Quality Act (CEQA) in that it can be seen with certainty that there is no possibility that the ordinance may have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The adoption of the proposed ordinances is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. The adoption of the proposed ordinances does not have such potential.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Other departments embarking on construction projects will be required to comply with the provisions of these ordinances if applications for permits to begin construction are submitted on or after the operative date of these ordinances.

Copies of the proposed code changes were circulated to professional associations within the design and construction communities for review and comments. No comments were received by Public Works and changes to the proposed code changes were not necessary.

CONCLUSION

Upon approval of the enclosed ordinances, please return one adopted copy of this letter and one adopted copy of the ordinances to the Department of Public Works, Building and Safety Division.

Respectfully submitted,



GAIL FARBER

Director

GF:DH:ll

Enclosures

c: Chief Executive Office
County Counsel
Executive Office
Department of Regional Planning
Fire Department